

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**February 19, 2004
MEETING NO. 3-2004**

COURTESY REVIEW

**Eight Interior Lots at Thirty Oaks
Henson Oaks Lane**

APPLICANT	Todd Hickman NV Homes 555 Quince Orchard Rd Gaithersburg, MD 20878
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PROPERTY DESCRIPTION

The subject property is the Thirty Oaks development, formerly known as Buckingham, located at 522 West Montgomery Avenue. The parcel contains 5.35 acres and will have a total of 13 homes, including two existing houses, and a public park at the west edge of the property where the largest trees were identified by the City Forester.

The three homes fronting West Montgomery Avenue are under HDC review and approval, as part of the West Montgomery Historic District. They are being reviewed with a COA application tonight.

The remaining eight home sites have an approved detailed application, approved by the Planning Commission on 6/25/03. The Mayor and Council approved their Exploratory Application on 10/2/02. Under this approved plan, the Mayor and Council have requested HDC guidance and a recommendation on the compatibility of the homes on the interior lots with the adjacent historic district.

PREVIOUS ACTIONS AT THIS ADDRESS

DEM2004-00034	Demolish one single family residence and two outbuildings
PLT2003-00404	Thirty Oaks, Lots 1-13, Parcels A-E, Block A
PWK2004-00006	Thirty Oaks Subdivision Public Improvements
PWK2004-00013	Protection of public improvements for demo of existing structure.
Courtesy Review (9/18/03)	HDC review of proposed architectural models for interior lots

REQUEST

The applicant asks for a formal recommendation from the HDC regarding the design of the homes on the interior lots. The site plan shows the eight interior lots, and is labeled with the models proposed for each lot. The first floor plan and the elevations for each proposed model have also been submitted. The applicant has submitted material specifications, and the color schemes which are available to home buyers. In addition, the applicant has submitted their policy regarding how the models and color schemes will be laid out so as to achieve a sense of difference within the new neighborhood. This is also corroborated with the site plan.

The HDC's recommendation will be conveyed to the Planning Board and to the Mayor and Council. Mayor and Council has the final approval authority for this subdivision.

BACKGROUND

The applicant appeared before the HDC on December 18, 2003 with design proposals for all of the 13 lots in the subdivision. The applicant presented many different models for the interior lots. The HDC felt that these housing models fell into two distinct categories. One group, based on historic styles, was more restrained. The second group was more eclectic and the homes were not as compact on the site. The HDC suggested that the subdivision would appear more coherent if the applicant restricted the house styles to the more restrained group. The applicant has complied.

STAFF COMMENTS

The applicant is a builder of standard subdivision homes. They are offering their typical product for the interior lots, but have offered a more restricted range of options to the buying public to comply with prior HDC guidance. While two standard options have surfaced as the models of choice for the public, the applicant provides a wide range of choice of details, hoping to build a new community with variety along the street.

The two models they propose to construct are the Dartmouth and the Bartholomew. Each model is similar in size. Each model has an option for an attached two-car garage that is set back substantially from the front of the house (by 16' in the Bartholomew model; by 24' in the Dartmouth model).

For each model, there are different options for materials and color. There are also many other variations available, such as the choice of porches or front stoops, presence or absence of dormers in the main house and garage, as well as choice of roof lines (i.e., center gable dormer or side gable roof).

STAFF RECOMMENDATION

Staff recommends the HDC note that the applicant has followed their initial guidance regarding the designs of the homes on the interior lots.

Scott Parker/RKV Planner
02/11/2004 02:21 PM
Subject: Buckingham [Thirty Oaks]

PC approval of Detailed Application: June 25, 2003
MC approval of Exploratory Application: October 2, 2002

Detailed Application Staff Report excerpt:

Architecture: The resolution requires a dual procedure for the approval of architecture within this development. The front three houses that will be incorporated into the West Montgomery Avenue Historic District will be reviewed and approved at the time of building permit by the HDC. The remaining houses within the development will be reviewed at the time of building permit submittal by the HDC, who will then provide comments to the Planning Commission, who retains final approval authority for the portion of the subdivision outside the Historic District. Condition 13 outlines the procedure for approval...

Condition 13 of approval of Detailed Application:

13. Architectural plans for individual houses must be presented to the HDC, the Planning Commission, or both, prior to issuance of a building permits as follows:

- a. The three lots fronting on West Montgomery Avenue shall be reviewed and approved by the HDC at a public meeting.
- b. The Planning Commission will review and approve, at a public meeting, the balance of the lots of the subdivision.